



Belle Vue Terrace, Lincoln



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£170,000

- Mid Terrace House
- Two Bedrooms
- Uphill Location
- NO ONWARD CHAIN
- Upstairs Bathroom
- GCH & uPVC Double Glazing
- Freehold
- EPC Rating TBC



Situated on the highly sought after Belle Vue Terrace in the popular Uphill area of Lincoln, this charming two bedroom terraced house enjoys a fantastic location, perfectly positioned within walking distance of a wide range of local amenities.

The property offers convenient access to the historic Bailgate and Cathedral Quarter, with their excellent selection of independent shops, cafes, restaurants, traditional pubs and boutiques. Lincoln Cathedral, Lincoln Castle and the picturesque cobbled streets of Steep Hill are also within easy reach.

The accommodation on offer comprises Entrance Porch, Lounge, Dining Room and Kitchen to the ground floor. To the first floor there are Two Double Bedrooms and Bathroom. Externally the property offers a patio to front And offers an enclosed courtyard to the rear.

The property further benefits from Gas Central Heating and being sold with NO ONWARD CHAIN.



Porch

5'10" x 4'7" (1.8m x 1.4m)

With an external door to the side aspect and windows to the front and side aspects.

Lounge

12'0" x 10'9" (3.7m x 3.3m)

With a window to the front aspect, fireplace and radiator.

Dining Room

12'0" x 11'10" (3.7m x 3.6m)

With an opening leading to the lounge and radiator.

Kitchen

10'8" x 5'5" (3.3m x 1.7m)

With an external door and window to the side aspect. Fitted with wall and base units with worktops over, sink with drainer unit, space and plumbing for a washing machine and free-standing cooker.

Landing

With stairs to the ground floor.

Bedroom One

10'9" x 10'7" (3.3m x 3.2m)

With a window to the front aspect, fitted wardrobes and radiator.

Bedroom Two

12'2" x 11'5" (3.7m x 3.5m)

With a window to the rear aspect, radiator and access to the bathroom.

Bathroom

8'7" x 5'4" (2.6m x 1.6m)

With a window to the side aspect, fitted with a low level wc, wash hand basin, panelled bath with shower over and access to storage.



Outside

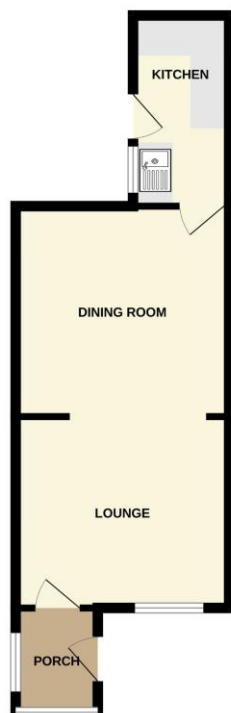
To the front of the property there are steps leading to the entrance door.
To the rear of the property there is an enclosed courtyard garden.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.

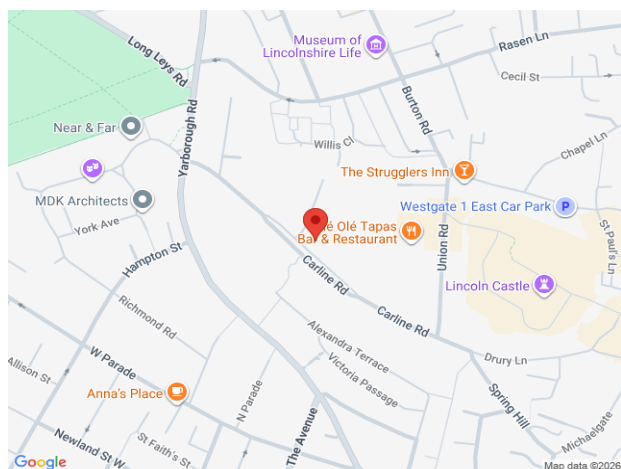


FLOORPLAN

TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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